A MEAT CLEAVER, WITH V ON THE _ HANDLE.

17-Year-Old Son of Murdered Widow Ad mits He Had Quarrelled With and Struck His Mother -- Admirers All Accounted For Button and Tie Clues.

The detectives on the case of Mrs. Voepel the comely widow who was found brutaily murdered in her apartments at the corner of Christopher and Hudson streets about 10 o'clock on Friday morning, are taking a renewed interest in the seventeen-yearold son of the dead woman and her only

Notwithstanding the clear and apparently straightforward story he told Capt. Martens of the Charles street station yesterday, enere was much in the youth's manner that was calculated to create an unfavorable impression. His face is sullen and lowering and he showed an utter lack of feeling, let alone grief, at his mother's

The first inquiry young Voepel made after being released on Friday afternoon was about his mother's life insurance. He wanted to know all about how and when he could collect it. The amount involved is small, but young Voepel said he was anxious to get the cash to pay the funeral expenses. For a boy of his age and under the circumstances in which he was placed he displayed a business alertness that But the circumstances that gave the

police a new interest in him yesterday were of a more precise character than mere manifestations of apparent heartlessness. The first of these came in a story brought to Capt. Martens by the conductor of the Christopher street car which passes the newsstand kept by Mrs. Voepel as well as the door on the Christopher street side leading to the apartments where the murder was committed The conductor said that as he was passing the house some time after the crime was discovered one of his passengers, a man, asked what the crowd meant. The conductor told him of the murder and

man, asked what the crowd meant. The conductor told him of the murder and showed him the little newsstand which Mrs. Voegel had kept. At this the passenger said that he had bought a paper there that very morning at about 7 o'clock, that he had bought it of young Voegel and that the youth was trembling so violently and seemed so agitated that he, the passenger, had asked if he was ill, to which the boy replied that there was nothing the matter with him. Capt. Martens, when he heard this, started detectives out to look for this witness.

One of the detectives who is working on the case has known the Voegels for several years and was well acquainted with the boy's father, who died six years ago. The father had been a butcher and the detective knew of a certain butcher knife with the initial V. cut in the handle which the elder Voegel had owned and which after his death was used by the family to cut bread with. He asked the boy yesterday what had become of it. The boy said it was in its place with the other knife with the kitchen. The detective insisted on the boy going with him to find it and he did so, but the knife could not be found. The detectives are still looking for it and one of the places they will search is the sewer catch basin at the corner of Christopher and Hudson streets near the newsstand and near the street entrance to the Voegel apartments.

The autopsy revealed that the hacking

Voepel apartments. The autopsy revealed that the hacking and slashing of the defenceless woman were even more horrible than at first indi-cated. Instead of eighteen wounds, as was reported vesterday, there were twenty-four. One of the hands was nearly sev-

four. One of the hands was nearly severed.
Young Voepel denied stoutly until yesterday that he had ever quarrelled with his mother. Under the pressing of detectives yesterday forencon he admitted that he had struck her in the face within a week. He explained that he did this because he was "mad at her." He further admitted that he had struck her before when she nagged him—that when she struck him he struck back.
One object of the boy's visit to the station yesterday, the captain said, was to

One object of the boy's visit to the sta-tion yesterday, the captain said, was to find if among his mother's papers, now in the possession of the police, there was a deed for her cemetery lot. The deed was not found, only a card indicating the

number of the lot.

The body of the murdered woman lay in Charles C. Asmussen's undertaking shop at 355 Bieecker street last night and will buried to-day. It is the opinion of several of the neighbors

It is the opinion of several of the neighbors that the woman met her death at the hands of some of the several admirers she had. The police ran down several of these yesterday, among them an elderly gentleman who is said to have been interested in the buxom widow. They all accounted for themselves satisfactorily. Capt. Titus's men also ran down a picture seller said to have been in the house of the crime on Friday, but convinced themselves that he Friday, but convinced themselves that he was entirely clear from suspicion.

The only possible clues to his identity the murderer left behind him are the four-

the murderer left behind him are the fourin-hand black silk cravat found in the dead
woman's hand and a button found on the
floor near her body. The button is of
English make covered with some kind of
fine cloth, and with a rather peculiar evelet
fastening in the back. It may have been
torn from the assailant's clothing during
the struggle and it may have been lost by
some one of the many people who were in
the flat after the murder was discovered.
The detectives believe that there are as
good reasons for thinking that the cravat
was placed in the woman's hand as there
are for the assumption that she tore it from
her assailant's neck. It looked as though
it had been creased over the knife blade it had been creased over the knife blade after the manner of a pen wiper, to wipe away the blood.

Capt. Martens is now inclined to believe that the women was first stabbed in the breast while lying on the bed, that she then rolled on the floor and was there finished with a furious rain of knife blows in the back. This theory involves the assumption that the overturned chair and the torn window shade were deliberately arranged aft the murder to give the appearance of

struggle.
About Mrs. Voepel's attractive appearabout Mrs. Voepel's attractive appearance and her readiness to firit mildly with customers and others there are no two opinions, but beyond this there is not a word against her character. She seems to be spoken of with respect and friendliness by all who knew her. Her dress and general appearance were decidedly better than that of most women newsstand keepers.

BALCONY TUMBLER IN COURT 85 Fine for Son of Wealthy Lumberma

Who Didn't Lock the Part. George S. Bullock, who fell from the centre of the balcony in the Victoria Theatre, on Friday night, during the performance of Primrose & Dockstader's minstrels. was arraigned yesterday morning in the West Side police court, charged with disorderly conduct. He had nothing to say when Magistrate Mayo asked him what excuse he had to offer for his conduct in the theatre, but a young man who gave his name as Monro, told the Magistrate that Bullock's parents were respectable Western people and asked him to be lenient.

"I am sorry," said Magistrate Mayo, but he was disorderly and I must punish him. I will make the fine \$5."

Monroe paid the fine. He said that Bullock came from Madison, Wis., where his father was a wealthy lumberman, and graduated from the Madison University in the class of '95. Bullock didn't look like the son of a wealthy father when he was arraigned in court. the theatre, but a young man who gave

In the World of Fashion

much transpires that finds its way to THE SUN'S Woman'S Page first. This is one feature that makes THE SUN a desirable home paper.—Adv.

NOTES OF MUSIC EVENTS;

The ninth and last but two weeks of the of the Maurice Grau Opera Company will begin at the Metropolitan Opera House to-morrow night. In all, eight performances will be given by the com-

On Monday night the ninth week of the season will begin with a performance of "Tosca," in which Mmes. Ternina and Bridewell and MM. De Marchi. Scotti, Gilibert and Dufriche will take part. On Wednesday "Le Cld" will be sung by MM.
Alvares, who has never appeared here before in
this opera, Edouard de Reszke, Journet and Gilbert and Mmes. Bréval and Suzanne Adams. This

will be Mme. Breval's first appearance this season will be Mme. Breval's first appearance this season.
On Thursday afternoon there will be an extra
matine of "Carmen," which will be sung by Mmes.
Calvé. Eames. Bridewell and Marilly and MM.
Salignac, Scotti, Tavecobia, Dufriche and Reiss.
On Thursday evening there will be an extra
performance, the second in this country, of Paderewski's opera, "Manru," which will be sung by
Mmes. Sembrich, Scheff and Homer and MM. Bandecember. Bissheam Muhlmann and Blass.

Mmes. Sembrich, Scheff and Homer and Mis. Ban-drowski, Bispham, Muhlmann and Riass. On Friday "Tristan und Isolds" will be sung by Mmes. Ternina and Schumann-Heink and MM. Van Dyok, Edouard de Reszke, Reise and Van At the Saturday matinee "La Fille du Regiment will be sung by Mmes. Sembrich and Van Cauteren and MM. Salignao, Gülbert and Dufriche, to be followed by "Cavalleria Rusticana," which will be sung by Mmes. Calvé and Bridewell and MM.

De Marchi and Campanari.
On Saturday evening "Otello" will be sung by
MM. Alvarez, Scotti, Bars, Journet, Vanni, Dufriche' and Viviani and Mmes. Eames and Homer.

"Stabat Mater" will be sung to-night by Mmes. Gadski and Bridewell and MM. Salignac and Journet. Anton Van Rooy will take part in the mis cellaneous concert to precede Rossini's music The "Manzoni Requiem" will be sung next Sunday.

The single Wagner cycle of the Nibelungen trilogy to be given during the present season of opera at the Metropolitan will begin on Feb. 24, and the succeeding performances will take place on Feb. 27. March 4 and March 6. At the production of "Das Rheingold" the principal singers will be MM.
Van Rooy, Muhlmann, Dipyel, Bispham, Reiss,
Blass and Mmes. Reuss-Beice, Scheff, Schumann-Heink and Bridewell. The opera will begin at Heink and Bridewell. To: opera will begin at 2:20 o'clock and continue without intermission until 5. The performance of "Die Walküre," to be given on Feb. 27 at 1:45 o'clock, will be sung by MM. Van Dyck, Bandrowski or Dippel, in the rôle of Stegmund, and MM. Blass and Van Rooy

rôle of Siegmund, and MM. Blass and Van Rooy and Mmes. Ternina, Eames or Gadski in the rôle of Sieglinde, and Mmes. Ternina or Brêvalas Brunnhilds. The singers in the other parts will be Mmes. Schumann-Heink, Van Cauteren, Bauermeister, Homer, Scheff, Marilly and Seygard. "Siegfried" will have its only performance of the year on March 4 and the hero will be sung by M. Dippel. Others in the cast will be MM. Edouard de Reszke, Blapham, Reiss end Blass, and Mmes. Ternina, Scheff and Schumann-Heink. The performance will begin at 1:45. "Gotterdammerung," which is also to be heard once this year, will be which is also to be heard once this year, will which is also to be heard once this year, will be given on March 6 at 1:30. The singers will be MM. Dippel, Bandrowski or Van Dyck as the mature Steffried, and MM. Muhimann and Edouard de Reszke and Mmes. Ternina, Reuss-Beice, Schumann-Heink, Scheff and Bridewell.

At the first Sunday Symphony Concert at popu At the first Sunday Symphony Concert at popular prices to be given at Carnegie Hall this afternoon the orchestra will play the overture to "Le Nozze di Figaro," Liszt's symphonic poem, "Orpheus" and the Prelude and Liebestod from "Tristan und Isolde." The solo singers will be David Bispham and Morris Black. Mr. Bispham will sing an aria from Haydn's "The Seasons" and a group of songs. Mrs. Black will sing Liszt's "Rennst du das Land?" H. H. Wetzler will conduct. Ignace Paderewski will attend the concert. Ignace Paderewski will attend the concert.

The Boston Symphony Orchestra will be heard at Carnegie Hall on Thursday evening and Satur day afternoon. The first programme is as follows: Beethoven Overture to "Leonora," No. 8 Spohr..... Concerto for violin, No. 8, in A minor, "Scena cantante," Op. 47.

Tschaikowsky.....Symphony No. 6. "Pathetique." in B minor. Op. 74. Wagner....Prelude to "The Mastersingers of Nu-Solotet: Frits Kreisler.

The Saturday programme is as follows: in A minor, Op. 17. .Scene in the Tavern ("Mephiste Walts") Goldmark Symphony No. 1, "Rustle Wedding,"

Andreas Dippol will give a song recital at the New York College of Music on Tuesday afternoon, Feb. 18, at 8 o'clock. His programme will embrace

songs by Wagner, Schumann, Franz, Grieg, Edna Park and a number of new songs by Hugo Wolf. In compliance with numerous requests, F. X trens, conductor of the People's Symphony Concerts, now in progress at Cooper Union Hall, has rearranged the programme heretofore announced for the next concert of the series on Friday, Feb. 21. and the orchestral numbers will include Mendela-sohn's "Calm Sea and Happy Voyage" overture. Mozart's E flat symphony, Grieg's "Peer Gynt" suite, and the "Lohengrin" Vorspiel and "Tann-häuser" march of Wagner. Susan Metcalfe will

sing at the concert songs by Handel, Brahms and

Church, Peb. 16, two interesting choral works, Pergolesi's "Stabat Mater," for female voices, and Mendelssohn's "Pest-Cantata," for male voices, will be given. The translation of the well-known Latin bynn, "The Stabat Mater," is from the pen of the Rt. Rev. William Croswell Doane, and an English adaptation of a portion of this bynn has been made by him especially for this occasion.

The choir of the South Church consists of Marguerite Hall, contraito; Elitson Van Hoose enor; Francis Rogers, barytone, and a chorus of forty-eight voices, under the direction of Dr

Gerrit Smith, organist. The success attending the two Florisel-Gates concerts has induced Major Pond to give five consecutive violin and song recitals at the Wai-dorf-Astoria (Astor Galfery) Monday, Tuesday, Wednesday, Thursday and Friday, Peb. 17, 18, 19, 20 and 21, at 11 o'clock in the morning. There will be a change of programme at each concert.

Harold Bauer will give two plane recitals in Men-delssohn Hall on Monday afternoons, March 10 and 17, under the management of Mr. Henry Wolf-

night at the Herald Square Theatre. This is the first appearance of the organization in this city. Handel V. Phasey, the conductor, was formerly at the Crystal Palace in the position now held by Daniel Godfrey. His father was a musician tr ordinary to the late Queen of England. Clara Farrington and Sergt. Meslosh are

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WANTED—Several competent men, with some experience in interviewing people; good salary guaranteed. PERMANENT, 1931 Broadway, corner 65th st. roota 211. WANTED—Trustworthy person in each county to manage business old established house, solid financial standing; straight, bona fide weekly cash salary of \$18, paid by check each Wednesday, with all expenses, direct from headquarters; money advanced for expenses. MANAGER, \$29 Caxton Building, Chicago. WANTED—A good wood worker on wagon and carriage work; steady work; call Sunday. M. DUFF, Port Richmond, Staten Island.

wanted—order inand.

Wanted—order Clerk
in printing office; must be thoroughly conve with paper trade and able to make estimates.
dress J. P. M., P. O. box 86: WANTED—One collar maker on Eay and patent leather case collars. W. L. BELLIS, 77 Michigan st., Cleveland, Ohlo.

AGENTS WANTED.

PINANCIAL AGENT to sell our securities; liberal commissions. THE WESTERN TRUST AND GUARANTY CO., New York Life Bidg., Chicago, Ill. START A MAIL ORDER BUSINESS—We tell you how furnish catalogues, circulars, stationery, &c., and place ads. in a list of 60 different magatines on credit. Particulars free, CHICAGO SPECIALTY CO., 184 Van Buren st., Chicago.

SITUATIONS WANTED-FEMALES.

COMPANION, CHAPERONE—A well educated oung woman, recently abroad, wishes to travel with a lady of as chaperone to two or three young pinks; can arrange all details; speaks French and terman, highest references; disengaged May 1: arry application necessary to desirable steamer commodations. Address MISS CAMPBELL, box 40 Sun untrown effice, 1265 Broadway. COMPETENT COOK would like to obtain a situa-lon is private family in city; can furnish excellent references. M. H., box 541 Sun uptown office, EXPERIENCED CHAMBERMAID wants a posi-ion in private family, in city; best of references. b. O., box 512 Sun uptown office, 1265 Broadway. EXCELLENT WAITHESS wisnes to procure a mustion, in private family in city; excellent references. A. C. pox 543 Sun uptown office, 1265 Broad-

PIRST CLASS PARLORMAID would like to pro-ST CLASS PAREAUGNALD would like to pro-situation in private lamily in city: references, box 544 Sun uplown office, 1265 Broadway. DROUGHLY COMPETENT LAUNDRESS a position in private family in city: refer-H. Mc D., box 545, Sun uplown office, 1265 Broadway

TELEPHONE OPERATOR—Wanted by young lady, position in telephone company; has had four years, experience in all branches of the business; long-distance work preferred; best recommendations, Address F. B. C., box 177 Sun office.

BUSINESS CHANCES.

M'DONALD & WIGGINS,

OLD RELIABLE BUSINESS BROKERS AND PROMOTERS. Capital and partners furnished metchanis, manufacturers and others feeling to extend business; stocks, bonds sold; money for legiti-male purposes. Out-of-town concerns given prompt attention. Telephone, No. 2409 Cortlandt. attention. Telephone, No. 2409 Cortanudt.

HUNTING PRESERVE AND WINTER HOME; large island; 17,000 acres of high land, capable of cultivation; Port Royal Bay, coast of South Carolina; convenient to Charleston, Savannah and Alken; well stocked with deer and quall; partially stocked with English pheasants, wild fowl abundant; fishing at all seasons; excellent, superb ocean beach. 20 miles stricth; well wooded; comfortable residence and serval good hunting lodges; perfect anchorage for yachus, daily mall communications; average winter temperature, 62 deg. midday; good water; distance from New York, 24 hours by any southern route; telegraph station convenient; possession instant; price low on reasonable terms; titles perfect. Apply to McDONALD & WIGGINS, 267 Broadway.

\$6,000 BUYS a 14-ROOM HOUSE, located in South Durham, Catskill Mountains; two acres of land; nicely furnished and equipped; good plano; wide veranda; bathroom, hardwood floors and trimmings; two-story stables, two large box stalls, ample carriage room; must be seen to be appreciated; perfect titles. Apply to McDONALD & WIGGINS, 267 Broadway.

FINE PAYING PURNISHED ROOM and boarding house, 16 rooms with an annex of 12 rooms, filled with prompt paying guests, located in Plaineld, N. J.; low rent price low. Pull particulars McDONALD & WIGGINS, 267 Broadway.

\$2,000 BUYS HALF INTEREST in an established nail order business with the best of references. Apply to
McDONALD & WIGGINS, 257 Broadway. \$19,000 BUYS 314-STORY BRICK HOUSE, 17 rooms; elegantly equipped; location, 24th at and Pitta ave., New York city; owner going away, reasons for selling. Particulars at McDONALD & WIGGINS, 257 Broadway.

\$5,000 BUYS HALF INTEREST in an established produce and commission business; located in this city; horses, trucks, &c., very best of references furnished. Apply to McDONALD & WIGGINS, 257 Broadway. LADIES' AND GENTS' PURNISHING STORE in this city for sale; doing \$300 business weekly; price, \$3,000; Full particulars at McDONALD & WIGGINS, 257 Broadway. \$5,000 BUYS FIXTURES, TOOLS, SAFES, &c.; well-established jewelry manufacturing business with iong lease; located downtown, this city; owner retiring, cause for selling. Apply to McDONALD & WIGGINS, 267 Broadway. \$25,000 BUYS light manufacturing business plant, nicely equipped, now in operation; established in 1841; cost \$25,000; owner has other business and cannot give this his proper attention; reason for selling. Apply to McDONALD & WIGGINS, 257 Broadway. \$4,000 BUYS brick property located near rail-oad close to Elizabeth, N. J.; suitable for manu-McDONALD & WIGGINS, 257 Broadway.

HOTEL PROPERTY located in Troy, N. Y. price, \$75,000; look this up. Full particulars at McDONALD & WIGGINS, 257 Broadway. \$3.000 BUYS a well-established printing plant doing splendidly; investigate this opportunity. Full particulars at McDONALD & WIGGINS, 257 Broadway. \$1,200 BUYS 8 lots, 25x100, at Sherman Park, N. Y.; look this up: It's a bargain. McDONALD & WIGGINS, 257 Broadwap. \$35,000—PARTNER wanted for large manufactur-ng concern: investor can realize about \$11,000 ing concern; investor can realize about yearly. Apply to McDONALD & WIGGINS, 257 Broadway. \$15,000 WILL PURCHASE one of the finest sta-tionery, art material, picture frame, toys and games stores in this city, situated on one of the leading business thoroughteres: \$5,000 to \$6,000 net profits yearly; reasons for selling. Apply to McDONALD & WIGGINS, 257 Broadway. \$600-OLD ESTABLISHED LAUNDRY on Fulton street, Brooklyn: a bargain. Apply to McDONALD & WIGGINS, 287 Broadway. \$8,500—TRUCKING BUSINESS, with 29 horses and 15 trucks and carts; well established; selling on account of other business; investigate this.

on account of other particulars at McDONALD & WIGGINS, 257 Broadway. 81,000—HOUSE FURNISHING GOODS STORE; Brooklyn: well established trade. Apply to McDONALD & WIGGINS, 257 Broadway. \$10,000 - IDEAL STEAM LAUNDRY; finest equipped plant in this country; investigate this. McDONALD & WIGGINS, 257 Broadway. \$1,000 WILL purchase grocery on 2d av., this city; stablished 10 years; good reasons for selling; par-

McDONALD & WIGGINS, 287 Broadway. \$1,600—BEAUTIFUL, furnished room house lo-cated on Schermerhorn st., Brooklyn; established 9 years; a bargain; particulars at McDONALD & Wiggins, 287 Broadway. \$15.000—PARTNER WANTED, with this amount, for Mfg Decorative Art Marble business; this is a good opening; for particulars apply to McDONALD & WiGGINS, 257 Broadway. \$2,300—A bargain; 20 acre farm; fine 7-room house and outbuildings; located at Toms River, N. J. Ap-ply to McDONALD & WIGGINS, 257 Broadway. DRY GOODS AND CLOTHING business at atchogue, L. I., sell by inventory; value about Patchogue, L. I., sell by inventory; value above \$5,500; this is a bargain.

McDONALD & WIGGINS, 287 Broadway.

HANDSOMBLY FURNISHED boarding house above 125th st., on Lenox av.; price, \$2,500; a bar-gain. McDONALD & WIGGINS, 257 Broadway. NEWLY PATENTED MOP WRINGER, State rights, for sale; see sample at our office; great money maker.
McDONALD & WIGGINS, 287 Broadway. McDONALD & Wiggins, well-known clear manufacturing company desires to sell limited amount of stock at \$10.00; this is an opportunity for small investors. Apply for particulars, McDONALD & Wiggins, 257 Broadway. \$1,500 WILL PURCHANE manufacturing business, including valuable patent rights; experience not essential. Apply for full information to McDONALD & WIGGINS, 257 Broadway. \$3.500 WILL PURCHASE very valuable patent household article; good seller and money maker; see sample at our office. McDONALD & WIGGINS, 287 Broadway.

\$1,000-LARGE FURNISHED ROOM HOUSE on West 23d st.: 15 rooms, all furnished; house full; this is a bargain.

McDONALD & WIGGINS, 267 Broadway. GROCERY; short distance out; doing business of \$25,000 yearly; sell by inventory value; about is,000, trial allowed. McDONALD & WIGGINS, 287 Broadway. FOR SALE—City View Hotel, Eagle Rock: famous summer resort; bar trade \$700 to \$900 per week. Address owner, COX, 10 Main st., West Orange.

Mechanics' Liens. Perry st, 77; Levine & Posner vs Benjamin Weissman st. 419 W; Levine & Posner vs Benjamin Welssman
th av, 2835 Hodkinson & Co vs Daniel T
Lewis & Co
St'h st. 84 W; Anthony G Imhof vs Louis
Montell

Cottage Grove av. e s. 100 s McGraw av. 111.5x150: Richard Furlong vs Bertha L Schaefer.... Satisfied Mechanics' Liens. Kelly st. n e cor Beach av: Hugh Nugent vs William L Salas, Jan 28, 1902 Same property: East River Iron Works vs same, Nov 14, 1901 90th st. 20 and 22 E; J J Doody & Co vs Hattle Mendelson, Feb 10, 1902

Plans Filed for New Buildings. DOWNTOWN. (South of Fourteenth st.) 2d av. 22-24: Improvement to court and lodge rooms: Nathaniel W Keane, 352 e 41st st owner; R Berger, 809 Broadway, archi tect, cost ... est Broadway and Reade st, n e cor; im rocast Broadway and Reade St. He corr. Improvement to warehouse, F. C. Fraser, 118 w 65th st and A. J. Roux, 156 5th av, owners, M. R. Gringes, 621 Broadway, architect; cost. last Broadway, 55; improvement to engine house; City of New York, owner: A Stevens, 167 e 67th st, architect; cost.

EAST SIDE. (East of Flith as, between Fourteenth and 110th sts.) 76th st. 416 E; two and a half story stable; Antoinette Rabe, 42 E 77th st, owner, J J Gavigan, 1123 Broadway, architect; cost. 28,000 WEST SIDE.
(West of Fifth as, between Fourteenth and 110th sts.)

th st. St. W: improvement to dwelling: P
D & C H Casey, 149 W 47th st, owners, J A
Murray, 72 W 133d st, architect; cost....
HAILEM.
(Manhattan Island, north of 110th st.) 114th s., s.s., 11s w Madison av; improvement to tenement and store, Max Cohen, 156 E 114th st, owner, Nass & Smallheiser, 23 Broadway, architects; cost. BRONK.

(Borough of The Brong.) (Rorough of The Bronz.)

(Rorough of The Bronz.)

dwelling; Louis A Schneider, 1046 E 195th
st, owner; Moore & Landsiedel, 148th st
and 3d av, architects; cost.

137th st, n s. 336 e St Ann's av; five-story
factory; John Christman, 172 E 86th st,
owner; Wilbur & Furiong, 1491 3d av,
architects; cost. architects; cost.
uspect av and Westchester av, n w cor;
two story dwelling and stores; H I, Philips,
149th st and 3d av, owner; W C Dickerson, 140th st and 3d av, owner; W C Dickerson, same, architect, cost.
Westchaster av, c s, 636 n 152d st; five story tenement and stores; Abram Jungman, 188 Beach av, owner; Moore & Landsledel, architect; cost.
Intervale av and Freeman st, n w cor; three-story dwelling and store; J & M Haffen, 152d st and Melrose av, owner, Archur Arctander, 529 Willis av, architect; cost.
Tremont av, w s, 599 n Harrison at; improvement to dwelling; Mrs Eliza Branbach, 659 E 196th st, owner; H S Baker, 69 E 184th st, architect; cost.
Kosseth av, s s, 100 e Catherine st; improvement to dwelling; Max Bonventura, 280 W 27th st, owner; J W Lawrence, architect; cost.

REAL ESTATE NEWS.

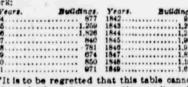
The marked contraction of dealing in realty that usually results from the intervention of a mid-week holiday did not appear in the brokerage transactions reported last in the brokerage transactions reported last week. The volume of business was larger by a considerable margin than the normal average for an unbroken week at this season of the year. The loss sustained on Wednes-day was apparently largely made good in consequence of a rising and broadening activity, and the brokerage branch of the

market developed quite as notable a proportion of big deals as in the preceding week. The auction branch of the market, which has remained comparatively inactive, also disclosed evidences of buoyancy, in sym-pathy with the tone that prevails in the brokerage branch. According to the ob-servation of a leading auctioneer, 40 per cent. of the parcels currently offered in foresloure is being bought by others than the parties concerned in the legal proceedings. The proportion has stood for a long time at about 20 per cent. The voluntary sales that have en held so far this year have been generally attended by a fair measure of success. How-ever, these have been few in number and of small significance individually. The first comprehensive test of the auction market will be afforded this week. On Tuesday James L. Wells will sell for the executors of the estate of Mrs. Josephine L. Peyton real estate holdings valued at \$2,000,000, and important sales will be held in the course of the week by other auctioneers, notably by William M. Ryan, who on Wednesday, will put up the block bounded by West, Laight,

Washington and Hubert streets.

Last week's dealings in realty, while noteworthy in the aggregate, disclosed no new influences or movements that might require comment. With the scope and character of current activities in mind, the following extracts from a real estate review that appeared a generation ago have a curiously distant yet modern ring. The review was published in June, 1857.

"In 'Valentine's Manual' for 1850 we find the following interesting table, which shows the number of new buildings erected in New



"It is to be regretted that this table cannot be brought down to our own time, as it would give at a glance an evidence of the prosperity of the times, but our Albany legislators, who are incessantly tinkering at our municipal regulations, in 1850 abrogated the rule which compelled the City Inspector keep a record of the new buildings.

"The above statistics show in a marked manner the influence the state of the money market has upon the building operations in this city. In 1836, when the real estate speculation fever raged, 1,826 houses were erected, which fell off to 840 houses for the following year, while the panic raged. In 1839 only 674 new houses were built, but since we able to publish statements for the last eight years, it would doubtless show that 2,300 houses have gone up every year; houses too, that involved a much larger expenditure, than those erected fifteen and twenty years since. At that time a good substantial brick house, costing \$10,000, was considered good nough to transact business in, while a rent of \$2,000 for a store was considered a very high price, and prudent people shook the

paid it. "But a few years has worked a great change in this respect; a brick house is now con-sidered unfit for any but small retail traffickers, and rents of from \$5,000 to \$12,000 per year are not uncommon. The erection of splendid brownstone stores was commenced about fifteen years since; but more recently massive iron or beautiful white marble buildings have been all the rage, until the city below Chambers street is a wilderness of elegant

The upward movement of business toward the centre of the island has already depreciated the value of property in the First ward, and it is not only possible, but inevitable, that real estate in the lower point of and costly stores. Manhattan Island will yet be quoted very low compared with the prices obtained for property in the centre of business traffic. It has been noted that sales of property in Broadway below Wall street have brought have prices than were obtained for it five lower prices than were obtained for it five years since. All that portion of downtown lying between Maiden Lane and the Battery on the East Side, has been affected injuriously by the movement of business toward the

West Side and further uptown. "It is uptown, 'above Bleecker,' that we see the marvellous enhancement in the price of city property. In 1835 lots sold in Union Square for \$1,000; they now are worth \$16,000 ground on Madison Square which was with difficulty sold in 1836 for \$700, is now selling at \$10,000 and \$12,000. But the greates enhancement has been in Fifth avenue property, which has run ahead at an incredible pace, and distances anything of the kind on record. In 1849 Mr. Isaac Lawrence bought several lots at the corner of Fifth avenue and Thirty-fourth street for from \$500 to \$650 each. The same property now sells readily for \$12,000 and \$14,000 per lot. A few days since the Maldeberger estate in Fifth avenue, between Twenty-second and Twenty-third streets, was sold, and brought \$15,000 per lot of 25x100 feet. Between Fortieth and Sixtieth streets, lots in Fifth avenue are worth from \$8,000 to \$10,000; while opposite the Central Park they range from \$2,000 to \$5,000 per lot, and are destined at no distant day, provided the Central Park is properly laid out, to sell as high as any property now in the upper wards that is devoted to private

"On Madison avenue lots sell for one-third less than on Fifth avenue.

"The accumulation of population in the upper end of the island will necessarily induce a large retail traffic in some one of the avenues - which one it is as yet impo to determine. The Eighth avenue has already a large number of stores, and will doubtless always command a fair share of the business of the West Side. The same fact is true of the Third avenue on the East Side; but it is evident that some one of the more central avenues will be the great arter through which the currents of trafflo will

"The Fourth avenue is eligibly cituated for absorbing the heavy retail trade of uptown; but unfortunately for property holders. the depots of the Harlem and New Haven Railroad companies being situtated it avenue, and the steam cars above Thirty-first street, will prevent any such consum-mation. This avenue will be noted for its fine churches, but it is questionable whether it will ever be much of a business thorough-

"By some it is supposed that Broadway will hold its own to its termination, and con-tinue uptown what it is now for the lower part of the city; and this may be so, as retail trade has a tendency to run in continuous channels. But there are those who believe that Fifth avenue that holy of holies to the fashionable world-will in some future day be resonant with the clangor of traffic, and that its princely palaces will be con-verted into busy stores. The avenue is about the centre of the island, and already has one hotel—the Brevoort—and at its Junc-tion with Broadway one of the most magnificent hotels in the world is in process of erec-tion for Amos R. Eno. Mr. Eno also purposes to build a fine restaurant on the gore lot at the corner of Fifth avenue and Broad-way. Another fact is noticed. Lots on Fifth avenue below Twenty-third street are far less saleable now than they were five years since, and will not bring within \$3,000 of the same price they did then. Fashionable people are crowding up the avenue, and very soon the lots fronting Central Park will be all the rage. As soon as lots below Twenty-third street become unsalable for private residences, it is more than likely hat storekeepers may commence operations and let a few large stores be erected in the

Every Home is Bettered Intellectually through reading THE SUN and EVENING SUN Woman's Page. Tastes are moulded and an accurate knowledge of society gained. No better papers are published.—Adv.